

JLUB RESOLUTION #26-R-13

**RESOLUTION OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF MAPLE SHADE GRANTING
PRELIMINARY AND FINAL SITE PLAN APPROVAL AND BULK VARIANCE RELIEF FOR A COMMERCIAL
GARAGE TO BLOCK 141.06, LOT 6, A/K/A 630 ALEXANDER AVE. UNDER APPLICATION NO. JLUB-26-07**

WHEREAS, an application was made to the Maple Shade Township Joint Land Use Board, hereinafter the "JLUB", by the property owner, John Booth (hereinafter "Applicant"), for the property located at 630 Alexander Avenue in Maple Shade, NJ, for preliminary and final site plan approval to permit the construction of a 3,150 s.f. commercial garage to be constructed on property located in the BD Business Development Zoning District known as Lot 6 in Block 141.06 on the Official Tax Map of Maple Shade Township, hereinafter the "property" with all documentation and materials filed with the application or submitted as exhibits, all of which are incorporated by reference herein; and

WHEREAS, the application was heretofore deemed to be complete by the JLUB; and

WHEREAS, the Applicant, John Booth, appeared, pro se, at the hearing and was sworn in by the Board Solicitor, as was Applicant's Engineers, Adam Denz, P.E. and Peter Young, P.E. from Kluck Consultants; and

WHEREAS, the public hearing was held by the Board on March 18, 2026, at which time the Board heard sworn testimony from the Applicant and Applicant's professionals concerning the property located at 630 Alexander Ave., a/k/a Block 141.06, Lot 6, which is located in the BD Business Development Zoning District; and

WHEREAS, the Board reviewed the report of the Board Planner, Ashton Jones, P.P., dated March 17, 2026, which report is incorporated by reference herein; and

WHEREAS, Applicant advised the JLUB that Applicant would like to construct a 3,150 s.f. commercial garage that is proposed to be utilized for minor indoor equipment repairs to existing machinery; vehicle storage; as well as a small office; and

WHEREAS, Applicant provided additional testimony to the JLUB to explain that the existing temporary "tent" in the front of the property would be removed and that Applicant previously received use variance approval from the JLUB memorialized by JLUB Resolution #26-R-12 and that Applicant now seeks site plan approval from the JLUB; and

WHEREAS, Applicant testified that the new garage will dramatically improve aesthetics on site by having the equipment stored inside and that the machinery repairs could also be done within the garage; and

WHEREAS, Applicant testified that he has owned and operated "Booth Mechanical" at the site since 2008 and that he is a utility contractor specializing in water and sewer repairs for municipalities, including the Township of Maple Shade; and

WHEREAS, Peter Young confirmed that Applicant was aware that the proposed building was located in a flood plain and further testified that the garage would be built upon a 6" concrete pad with 4 garage doors and an entrance on the left side of the garage and that the building would be brown with dark brown trim and either white or brown roll-up garage doors; and

WHEREAS, the Applicant has given legal notice as required by law and in accordance with N.J.S.A. 40:55D-12 and the applicable Maple Shade Township Code, by serving proper Notice to property owners within 200' ft. of the property, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

WHEREAS, the JLUB entertained the site plan application of Applicant and made the following findings of fact and conclusions based thereon:

FINDINGS OF FACT:

1. In support of the Application, Applicant submitted the following: Planning Board & Zoning Board Application; Tax Payment Cert.; Affidavit of Service of Notices; Preliminary and Final Site Plan (7 sheets) prepared by Kluk Consultants, LLC; and Architectural Drawings (4 sheets) prepared by Jeffrey M. King Architect, LLC;
2. Testimony and representations by Applicant and his engineers, Adam Denz, P.E. and Peter Young, P.E. at the time of the hearing before the JLUB on March 18, 2026;
3. Letter from the JLUB Planner, Ashton Jones, P.P. dated March 17, 2026, which is incorporated herein and made a part of this Resolution by way of reference;
4. Comments made by the JLUB Planner and JLUB members at the time of the hearing;
5. The property is 18,819 s.f. located at 630 Alexander Avenue known as Block 141.06, Lot 6 on the Township of Maple Shade Tax Maps;
6. The property and the surrounding properties are located in the BD Business Development Zoning District, however, the proposed garage required by Applicant required both use and bulk variance approval from the JLUB and Applicant now seeks preliminary and final site plan approval; and
7. Teri McVeigh appeared during the public portion and voiced her support for the application and project.

CONCLUSIONS:

1. The JLUB Board has jurisdiction to hear the application.
2. Based on the testimony of Applicant and Applicant's Engineering team addressing the issues and concerns of the JLUB and Board Professionals, the use site plan approval requested by Applicant to construct the commercial garage can be granted, in addition to the bulk variance relief for relief from providing a landscaping plan under Section 205-34C of the Code and waiver relief from the buffer requirements under Section 205-69.
3. The JLUB weighed the positive and negative criteria of the Application, including the ways in which the proposed project advanced the designated purposes of zoning and determined the benefits outweighed any potential detriment to the public good or zone plan.

WHEREAS, upon Motion duly made and seconded to grant the "Application" for preliminary and final site plan approval, the JLUB voted unanimously in favor of granting preliminary and final site plan approval, along with the bulk variance and waiver relief requested by Applicant.

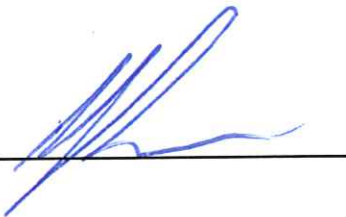
NOW, THEREFORE, BE IT RESOLVED, by the Maple Shade Township JLUB that the Applicant's preliminary and final site plan application, with bulk variance and waiver relief, for the property known as 630 Alexander Ave. identified as Lot 6 in Block 141.06 on the Official Tax Map of Maple Shade Township is hereby granted, to permit the construction of a 3,150 s.f. commercial garage by Applicant based on the findings of fact and conclusions set forth above, which is hereby granted for the reasons set forth herein to permit the construction of a 3,150 s.f. commercial garage by Applicant, subject, however, to the testimony, representations and stipulations of the Applicant at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to Applicant complying with and obtaining any and all necessary approvals from any local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval including, but not limited to, JLUB Resolution #26-R-12;
2. Applicant agreed, as a condition of approval, that no hazardous waste would be stored on site nor in the new garage;
3. The height of the new garage shall comply with the height requirement in the BD Zoning District;
4. Applicant shall remove the existing "temporary" tent within 45 days after the CO has been issued for the new garage;
5. Any and all signage shall comply with the Maple Shade Township Sign Ordinance;
6. All mechanical units shall be screened;
7. Applicant shall be responsible for any and all Affordable Housing fees;
8. Applicant shall provide a point-by-point response to the Board Planner's professional review letter dated March 17, 2026;
9. Applicant shall submit revised plans to address the comments and conditions imposed by the JLUB and Board Professionals;
10. Applicant to install 4 parking bumpers pursuant to Section 205-67A of the Code;
11. The revised plans shall include a "ghost" parking area to address and remove the parking variance;
12. All wall pack lighting shall be properly shielded;
13. Applicant agreed to work with the Board Professionals on lighting details; screening; and the other site plan issues discussed at the meeting; and
14. The Applicant shall comply with each and every condition, revision, modification, or other request in the Planner's letter of February 16, 2026.

ADOPTED by the Maple Shade Township Joint Land Use Board at a meeting held on April 15, 2026 as a memorialization of the motion unanimously adopted by the JLUB at the March 18th hearing granting preliminary and final site plan approval with bulk variance and waiver relief for the proposed construction of a commercial garage at the subject property.

There were no abstentions or votes in the negative.

ATTEST: _____



**JOINT LAND USE BOARD OF THE
TOWNSHIP OF MAPLE SHADE**



Lu Valentino, Chairwoman

CERTIFICATION

I hereby certify that the foregoing resolution is a true copy of a resolution adopted at a meeting of the Maple Shade Township Joint Land Use Board, County of Burlington, State of New Jersey held on the 15th day of April, 2026, as a memorialization of the action taken by the JLUB at the Board's meeting and public hearing held on March 18, 2026 on the above cited Application.


Karen McShane, Secretary

Motion	Seconded	Member	Yes	No	Abstain	Absent
		Ms. Bebitch	X			
X		Ms. Capate	X			
		Manager Danson	X			
		Ms. Kozierachi	X			
		Mayor Talarico	X			
		Ms. Wallace				X
		Deputy Mayor Zahradnick	X			
		Madame Vice Chair Bruce	X			
		Madame Chair Valentino	X			
	X	Mr. McDonald, Alternate #1	X			
		Mr. Zerega, Alternate #2				
		Mr. Jacoby, Alternate #3				